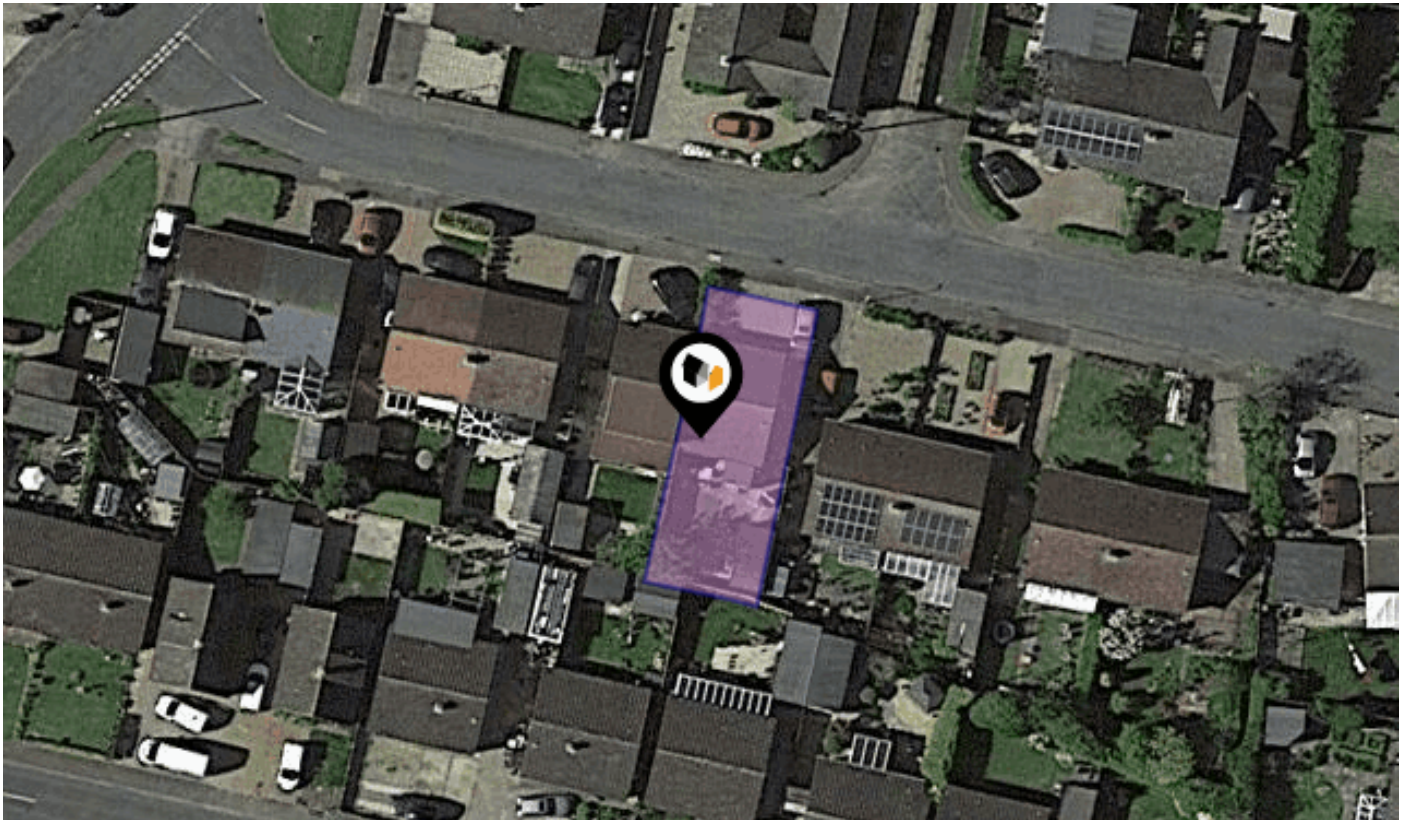




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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Monday 18th May 2026**



## RECTORY CLOSE, LONG STRATTON, NORWICH, NR15

### Whittley Parish | Long Stratton

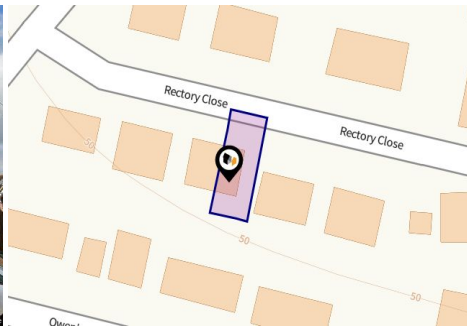
Beatrix Potter Cottage, The Street Long Stratton NR15 2XJ

01508 531331

[liam@whittleyparish.com](mailto:liam@whittleyparish.com)

[www.whittleyparish.com](http://www.whittleyparish.com)





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	608 ft <sup>2</sup> / 56 m <sup>2</sup>
<b>Plot Area:</b>	0.06 acres
<b>Year Built :</b>	1967-1975
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,931
<b>Title Number:</b>	NK5479

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	Norfolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

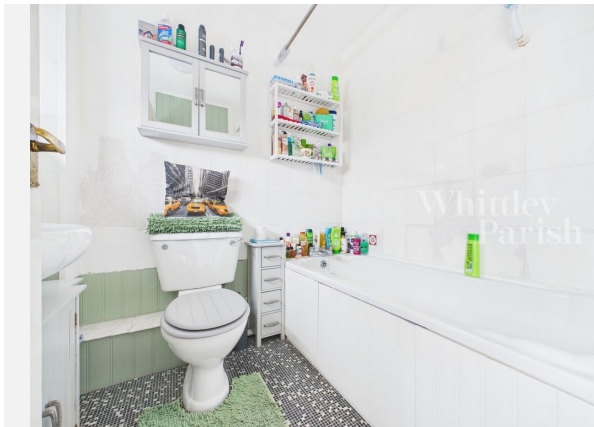
<b>16</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:









**RECTORY CLOSE, LONG STRATTON, NORWICH, NR15**



Approximate total area<sup>2</sup>  
608 ft<sup>2</sup>

(1) Excluding balconies and terrace

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Long Stratton, NR15

Energy rating

**F**

Valid until 17.08.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		61   <b>D</b>
39-54	<b>E</b>		
21-38	<b>F</b>	26   <b>F</b>	
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	To be used only when there is no heating/hot-water system or data is from a community network
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	No system present: electric heaters assumed
<b>Main Heating Controls:</b>	None
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 71% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	59 m <sup>2</sup>



### Whittley Parish | Long Stratton

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At Whittley Parish, we strive to offer the best experience for all of our valued clients. We employ an experienced team and support our people with the best processes, cutting edge technology, marketing and training. We continue to improve and learn from feedback to strive to be the best at what we do and achieve.

Our proactive approach combined with advertising across four major property portals (Rightmove, Zoopla, onthemarket.com and Primelocation) as well as on social media platforms; coupled with our large database of registered applicants allows us to promote our properties to the widest target market.

With family roots still at the heart of all operations, Alex Parish ensures the original ethos and vision continues to run throughout the company's core, never comprising the personal service its reputation has been built upon.



### Testimonial 1



It was a pleasure doing business with the Attleborough branch. Kept to every promise made and acted really fast. Made a stressful time far less stressful.

### Testimonial 2



We asked Whittley Parish Diss to carry out a house valuation for us. Alex Parish came to do the job - he was kind, considerate and professional. The process was thorough but yet quick and easy for us. We couldn't ask for more - many thanks.

### Testimonial 3



The whole team at Whittley Parish were first class from first introduction to final sale. With lots of estate agents in the Long Stratton area, this is the only one you need to know. Excellent would highly recommend.



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# Whittleby Parish | Long Stratton

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Stratton NR15 2XJ  
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